LOT 21 OAK MEADOW PLANTATION UNI
816-2412, WD 1009-278, WD 1031-1

HARBISON EDWARD JOSEPH/HARBISON BRIDGET
4431 NW WISTERIA DRIVE
LAKE CITY, FL 32055

2027

34-3S-16-02462-221

BUILDING CHARACTERISTICS

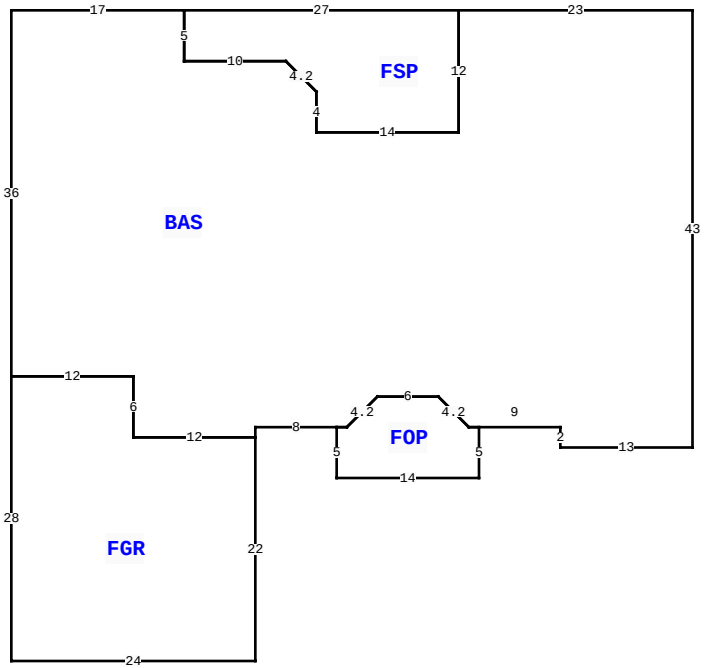
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 50
Interior Floo	15	HARDTILE 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	06	06
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC		34316.070 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,461	100		2,461	262,466
FGR	600	55		330	35,195
FOP	97	30		29	3,093
FSP	238	40		95	10,132
TOTALS	3,396			2,915	310,885

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,915	122.7292	135.00	393,525	2004	2004	0	0	0	21.00	79.00

1 SINGLE FAM 100% - 2024 Heated Area: 2461 HX Base Yr 2024



4431 NW WISTERIA DR, LAKE CITY

BLD DATE		LGL DATE	04/14/2026 MLU
XF DATE		LAND DATE	
INC DATE		AG DATE	

EXTRA FEATURES

LN	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	0166	CONC,PAVMT	0	100	0	0	2,056.00	UT	2.00	2.00	100	2004	2004	3	100	4,112	
2	0280	POOL R/CON	0	100	0	0	540.00	UT	70.00	70.00	100	2005	2005	3	47	17,766	
3	0262	PRCH,FOP	0	100	12	12	144.00	UT	10.00	10.00	100	2005	2005	3	100	1,440	
4	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	500	
5	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	800	
6	0104	GENERATOR	0	100	0	0	1.00	UT	6,000.00	6,000.00	100	2024	2023		85	5,100	
7	0282	POOL ENCL	0	100	39	39	1,521.00	UT	15.00	15.00	100	2024	2023		85	19,393	
8	0166	CONC,PAVMT	0	100	39	39	981.00	UT	3.00	3.00	100	2024	2023		100	2,943	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	310,885
TOTAL MARKET OB/XF VALUE	52,054
TOTAL LAND VALUE - MARKET	35,000
TOTAL MARKET VALUE	397,939
SOH/AGL Deduction	295,143
ASSESSED VALUE	102,796
TOTAL EXEMPTION VALUE	HX HB 51,411
BASE TAXABLE VALUE	51,385
TOTAL JUST VALUE	397,939
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	403,604

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000047957	Screen Enclosure	20,000	08/23/2023
000047531	Electrical Servic	0	06/23/2023
000046121	Roof Replacement	22,925	12/16/2022
2918	SFR	480	04/14/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1484/2325	2/14/2023	WD	Q	I	01	435,000
GRANTOR: REYES JOSE A						
GRANTEE: HARBINSON EDWARD JO						
1357/0639	4/03/2018	WD	Q	I	01	289,000
GRANTOR: WILLIAM PATRICK CHANE						
GRANTEE: JOSE A & DEENA REYE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=0,0] W23 S12 W14 N4 U3L3 W10 N5 W17 S36 E12 S6 E12 N1 E8 E1 U3R3 E6 D3R3 E9 S2 E13 N43 $
FGR=[ORIG=-67,36] S28 E24 N22 W12 N6 W12 $
FSP=[ORIG=-23,0] W27 S5 E10 D3R3 S4 E14 N12 $
FOP=[ORIG=-35,41] S5 E14 N5 W1 U3L3 W6 D3L3 W1 $
.

LAND DESCRIPTION

TOTAL OB/XF 52,054

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	0100	C	SFR	100		*RSF-2	0.00	0.00	1.00	LT		1.00	1.00	1.00	35,000.00	35,000.00	35,000							

REVIEW DATE 03/20/2026 BY robin Total Acres: 0.50 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 11/17/2026 BY SYS